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**PLANNING COMMISSION**

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 Rick Biasotti  
 Kevin Chase  
 Mary Lou Johnson  
 Bob Marshall, Jr.  
 Perry Petersen

**COMMUNITY DEVELOPMENT DEPARTMENT****PLANNING COMMISSION AGENDA**

Tuesday, August 2, 2005  
 San Bruno Senior Center  
 1555 Crystal Springs Road  
 7:00 p.m.

**Roll Call****Pledge of Allegiance**

1.	Approval of Minutes	July 19, 2005	
2.	Communications		
3.	Public Comment		<b>Actions</b> ↓
4.	<b>3890 Coronado Way            (UP-05-38)</b>  <u>Environmental            Determination:</u> Categorical Exemption  <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Conditional Use Permit to allow the construction of main and lower level addition which proposes to exceed the Floor Area Ratio of .55 per Section 12.200.030(B)(2) and exceeds 2,800 with a two car garage per Section 12.200.080(A)(3) of the San Bruno Zoning Ordinance – Romeo and Gloria Villanueva (Applicant/ Owner) <b>UP-05-38</b>	
5.	<b>1790 Willow Way            (UP-05-40)</b>  <u>Environmental            Determination:</u> Categorical Exemption  <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Conditional Use Permit to allow the construction of a first and second floor addition which proposes to increase the gross floor area by more than 50%, and a Minor Modification to allow a 1' encroachment into the exterior side-yard setback, per sections 12.200.030.B.1 and 12.120.010.B of the San Bruno Zoning Ordinance – Masami & Kazuko Mito (Owners), Tommy Kwan (Applicant/Architect) – <b>UP-05-40, MM-05-15</b>	

6.	<p><b>1631 Claremont Drive (UP-05-42)(MM-05-11)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Conditional Use Permit and a Minor Modification to allow the construction of a first story addition which cumulatively with additions approved in the past, proposes to increase the existing floor area by more than 50%, exceeds the .55 Floor Area Ratio guideline, the 44% Lot Coverage guideline, and proposes to encroach 2'-0" into the required 5'-0" side yard setback per Sections 12.200.030.B.1 and 12.200.080.A.3 of the San Bruno Zoning Ordinance – Jose and Maria Tovar (Applicant/Owner) <b>UP-05-42, MM-05-11</b></p>	
7.	<p><b>418 San Mateo Ave. (UP-05-43)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> CBD (Central Business District)</p>	<p>Request for a Use Permit for a Karaoke Bar in the Central Business District (C-B-D) per Chapter 12.84.210 &amp; 12.96.120 of the San Bruno Municipal Code – Vincent Lam (Owner/ Applicant) <b>UP-05-43</b></p>	
8.	<p><b>519 San Mateo Ave. (UP-05-46)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> CBD (Central Business District)</p>	<p>Request for a Use Permit for a specialty restaurant with onsite alcoholic beverage consumption (beer and wine) in the Central Business District (C-B-D) per Chapter 12.84 &amp; 12.96.020 of the San Bruno Municipal Code. – Nelson Saufley (Owner), Gisel Padilla (Applicant) <b>UP-05-46</b></p>	
9.	<b>City Staff Discussion</b>	Select August 11, 2005 Architectural Review Committee Members	
10.	<b>Planning Commission Discussion</b>		
11.	<b>Adjournment</b>		

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*